
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of April 20, 2010

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, April 20, 2010 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Boulevard Building 100, Cedar Hill, Texas.

Present: Chairman Stephen Douglas-Mason Vice-Chairman Todd Hinton and Commissioners Bill Strother, Gehrig Saldaña, Theresa Brooks and Tim Hamilton.

Absent: Commissioner Wallace Swayze.

I. Call the meeting to order

Chairman Mason called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approval the minutes of the April 6, 2010 meeting

A motion was made by Vice-Chairman Hinton to table consideration of the minutes of the April 6, 2010. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 6 – Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Saldana, Brooks and Hamilton.

Nays: 0

Chairman Mason declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case No. 10-04 – Review and consider the Preliminary Plat and Plans of Beltline Bank of America Addition showing 2 non-residential lots on 3.0027-acres of land out of Abstract 881, generally located on the southeast corner of U.S. Highway 67 and East Beltline Rd. Requested by Mathew Thomas of Thomas Site Development Engineering, Inc.

Mathew Thomas of Thomas Site Development Engineering, Inc, 4604 Bill Simmons Rd. Colleyville, TX 76034, stepped forth to present this request and answer any questions from the Commission.

Mr. Thomas stated that a plat on this same land area was previously approved by the City; however, the property owner, Bank of America, has decided to reconfigure the previously approved preliminary plat so that they may be able to erect signage on U.S. Hwy 67.

Vice-Chairman Hinton commented that he did not see an escape lane for the drive-through.

Mr. Thomas stated that there is not an escape lane shown on the plans because there is not enough room for one; however, before someone gets into queue, they do have a chance to move out of the lane.

It was pointed out that the issue of the escape lane was a site plan issue and not a factor for consideration for approval of the Preliminary Plat.

A motion was made by Commissioner Strother to approve Case Number 10-04, as presented. The motion was seconded by Commissioner Brooks. The vote was as follows:

Ayes: 6 – Chairman Mason, Vice-Chairman Hinton and Commissioners Strother, Saldana, Brooks and Hamilton.

Nays: 0

Chairman Mason declared the motion carried.

Commissioner Swayze arrived at 6:20.

V. Proposed Zoning Code Amendments

1. Exterior Construction Materials and Anti-monotony

Don Gore, City Planner, reviewed with the Commission a power point presentation which illustrated the desirable and undesirable characteristics of exterior construction materials and its connection to anti-monotony standards. Mr. Gore pointed out that there is not a purpose statement for Section 5.7, Exterior Construction Standards in the zoning code and suggested that formulating one may help define the goal of what the City desires or looks for when considering alternative exterior construction materials.

Vice-Chairman Hinton stated that the City already has guidelines in place for considering variances for alternative screening materials. He asked if Staff was seeking input from the Commission on the development of a purpose statement for Section 5.7.

Commissioner Swayze stated that during the Comprehensive Plan Committee meetings, a visual characteristics survey slideshow was presented and he found it to be very beneficial in seeing different building designs and materials.

Rod Tyler, Director of Planning stated that, if the Commission so desired, Staff could present the visual characteristics survey slideshow at an upcoming meeting.

Vice-Chairman Hinton pointed out that the survey illustrated numerous examples that did not meet our current codes. He questioned how much of this is a design issue and how much of it is a materials issue.

Mr. Tyler stated that design and materials are two separate issues; however, they work together. The Commission began developing a list of qualities they were seeking with the minimum exterior façade requirements.

Commissioner Brooks requested that fire resistant and design versatility be added under the desirable category.

Vice-Chairman Hinton stated that having personally worked with cementitious fiber board, he is confident that it wouldn't be a durable, or long lasting as brick or stone products for exterior home construction. He expressed great concerns over home values, longevity, and maintenance issues associated with structures that were not of brick or stone.

As a result of this discussion, Staff added durability, color fast, low maintenance, cohesive, and stability to the list of desirable category.

The Commission then moved on to design standards, utilizing the same list.

Commissioner Brooks stated that she believes the City needs to be very careful as to how and what they try to regulate with respect to an individual property owner's home. Design standards are elusive and she warned that we as a City need to keep that in mind

Mr. Tyler stated that perhaps design standards may not be the target; maybe the City needs to look at landscaping. He stated that at the next P&Z meeting we will continue to review and discuss the list of exterior construction and design standards.

VI. Staff Reports & Discussion Items

1. Recent Submittals

This item was covered during the briefing session.

Chairman Mason thanked Vice-Chairman Hinton for chairing the April 6, 2010 P&Z Meeting and mentioned that he will be out of town for the May 3, 2010 meeting.

VII. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 7:15 p.m.

Stephen Douglas-Mason
Chairman

Belinda L. Huff
Planning Secretary